



FUSELIER
SURVEYING + MAPPING

R. J. FUSELIER & ASSOCIATES, LLC

(FIRM REG. #10194363)

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December 13, 2023

STATE OF TEXAS
COUNTY OF SAN JACINTO

FIELD NOTES:

By: Ryan J. Fuselier, RPLS

For: Frank Fannin

Reference Map:

Standard Survey Made For

Frank Fannin

Date: 11/28/2023



Ryan J. Fuselier

30 FOOT ACCESS EASEMENT:

AN ACCESS EASEMENT CONTAINING 0.02 ACRES OF LAND, SITUATED IN THE ROBERT KILGORE SURVEY, ABSTRACT NO. 193, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF A CALLED 4.00 ACRE TRACT DESCRIBED IN FIELD NOTES RECORDED IN CLERK'S FILE NO. 20185956 OF THE OFFICIAL DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FROM THE **POINT OF COMMENCEMENT** BEING A FOUND ONE-INCH IRON ROD FOR THE NORTH CORNER OF THE ROBERT KILGORE SURVEY AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED IN VOLUME: 243, PAGE: 686 OF THE OFFICIAL DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

CONTINUE ALONG THE ROBERT KILGORE SURVEY LINE, SOUTH 61° 50' 54" EAST, A DISTANCE OF 300.62 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

CONTINUE, SOUTH 29° 39' 36" WEST, PASSING A SET FIVE-EIGHT INCH IRON ROD AT A DISTANCE OF 260.37 FEET, CONTINUE FOR A TOTAL DISTANCE OF 290.37 FEET TO A SET FIVE-EIGHT INCH IRON ROD IN THE NORTHERN PROPERTY LINE OF A TRACT DESCRIBED IN CLERK'S FILE NO. 20185956;

CONTINUE ALONG SAID LINE, SOUTH 61° 40' 13" EAST, A DISTANCE OF 204.63 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE **POINT OF BEGINNING**;

THENCE, SOUTH 61° 40' 13" EAST, A DISTANCE OF 30.02 FEET TO A POINT FOR THE EASTERN MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 30° 19' 22" WEST, A DISTANCE OF 20.72 FEET TO A SET FIVE-EIGHT INCH IRON ROD IN THE NORTHERN MARGIN OF CLEVELAND ROAD FOR THE SOUTHERN MOST CORNER OF THE HEREIN DESCRIBED TRACT;



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THENCE ALONG SAID MARGIN, ALONG A CURVE TO THE LEFT, HAVING A CHORD ANGLE OF NORTH 69° 38' 23" WEST, A CHORD DISTANCE OF 30.46 FEET, AN ARC DISTANCE OF 30.46 FEET AND A RADIUS OF 3221.25 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE WESTERN MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID MARGIN, NORTH 30° 19' 22" EAST, A DISTANCE OF 24.94 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 0.02 ACRES OF LAND. ALL BEARINGS ARE BASED ON GRID NORTH.